Davidson County DEEDWARR
Recvd: 04/03/06 16:21 2 pgs
Fees:13.00 Taxes:650.28

20060403-0037886

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN CLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

03-0603-33471

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,750.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2006.

Notary Public
My commission expires: 7-2906

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Miriam E. Grey 8208 Ramstone Way Antioch TN 37013	New Owner	182-6-A-172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ashley Snyder and husband, Brian E. Snyder, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Miriam E. Grey and Jacob A. Truax, both unmarried, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Old Hickory Hills, Phase Two, Section One, of record in Instrument No. 20030623-0086188, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ashley Snyder and husband, Brian E. Snyder by deed from The Craig Company, dated 1-30-04, of record in Instrument No. 20040206-0014514, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 8208 Ramstone Way, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24th day of March, 2006.

Ashley Snyder
Ashley Snyder

Brian E. Snyder
Brian E. Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Snyder and Brian E. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of March, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09